

An aerial map of the Silver Spring Library Development. The map shows a large, irregularly shaped lot on the left, outlined in yellow, which is the site of the library. This lot is surrounded by a grid of smaller, rectangular lots, mostly colored in shades of red and orange. The map is drawn with thick black lines and has a hand-drawn, artistic feel. The text is overlaid on the top left of the map.

THIRD DESIGN MEETING

INITIAL DESIGN CONCEPTS & BRAINSTORMING

SILVER SPRING LIBRARY DEVELOPMENT OCTOBER 21, 2008

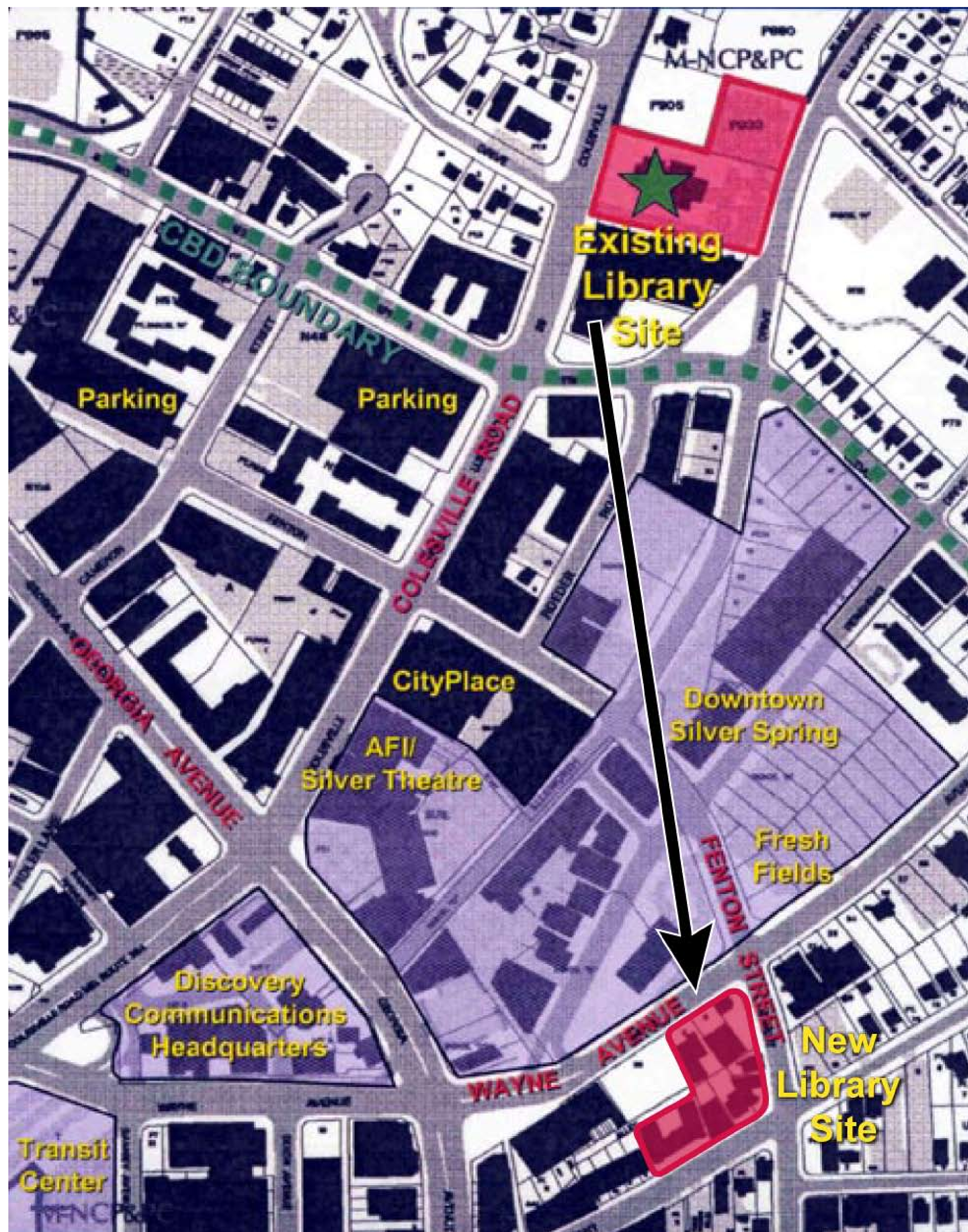


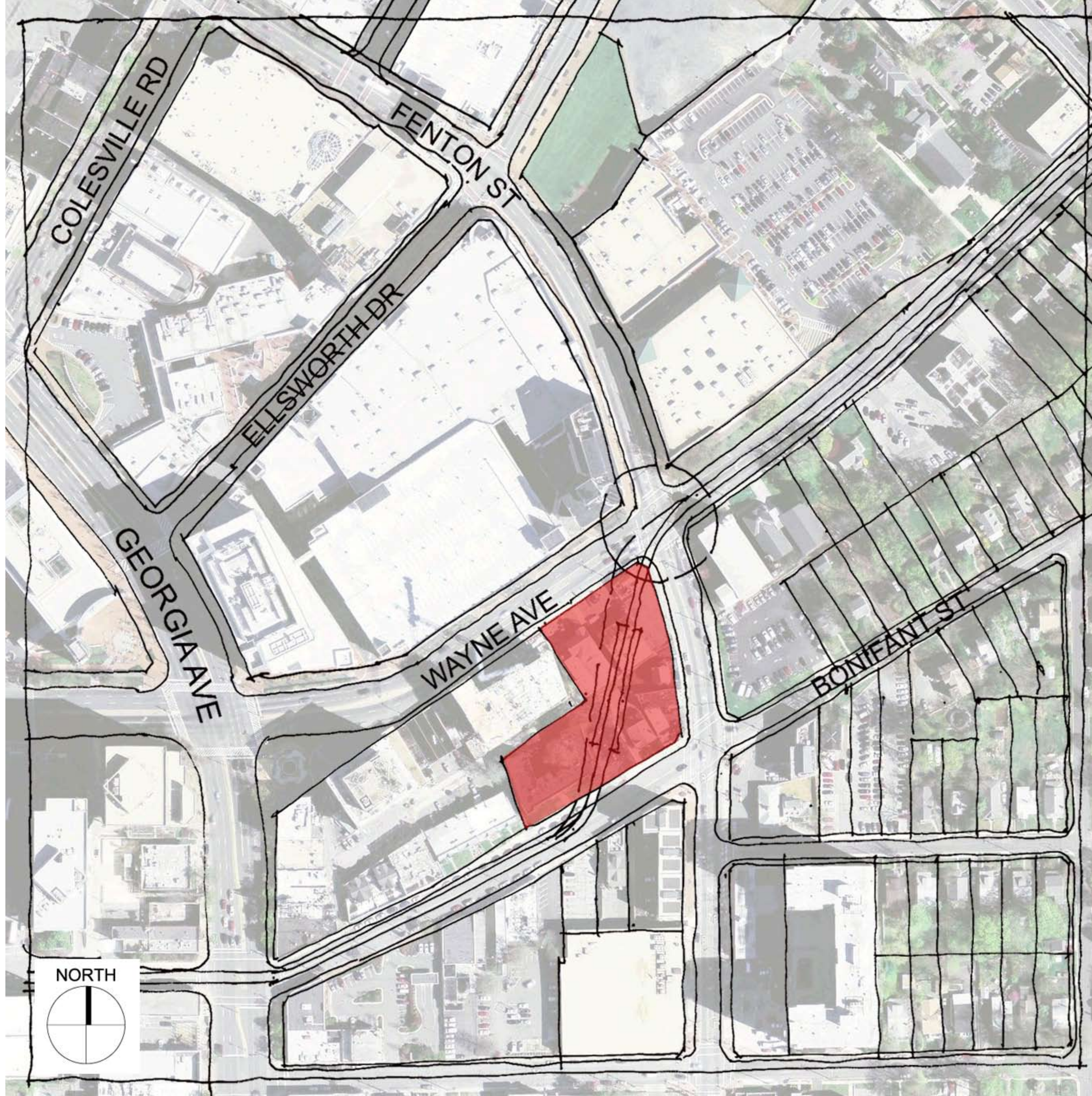
Agenda-October 21st

6:30 - 7:00 PM	Introduction & Review
7:00 - 7:45 PM	Presentation of Refined Options
7:45 - 9:00 PM	Discussion and Comments

Background

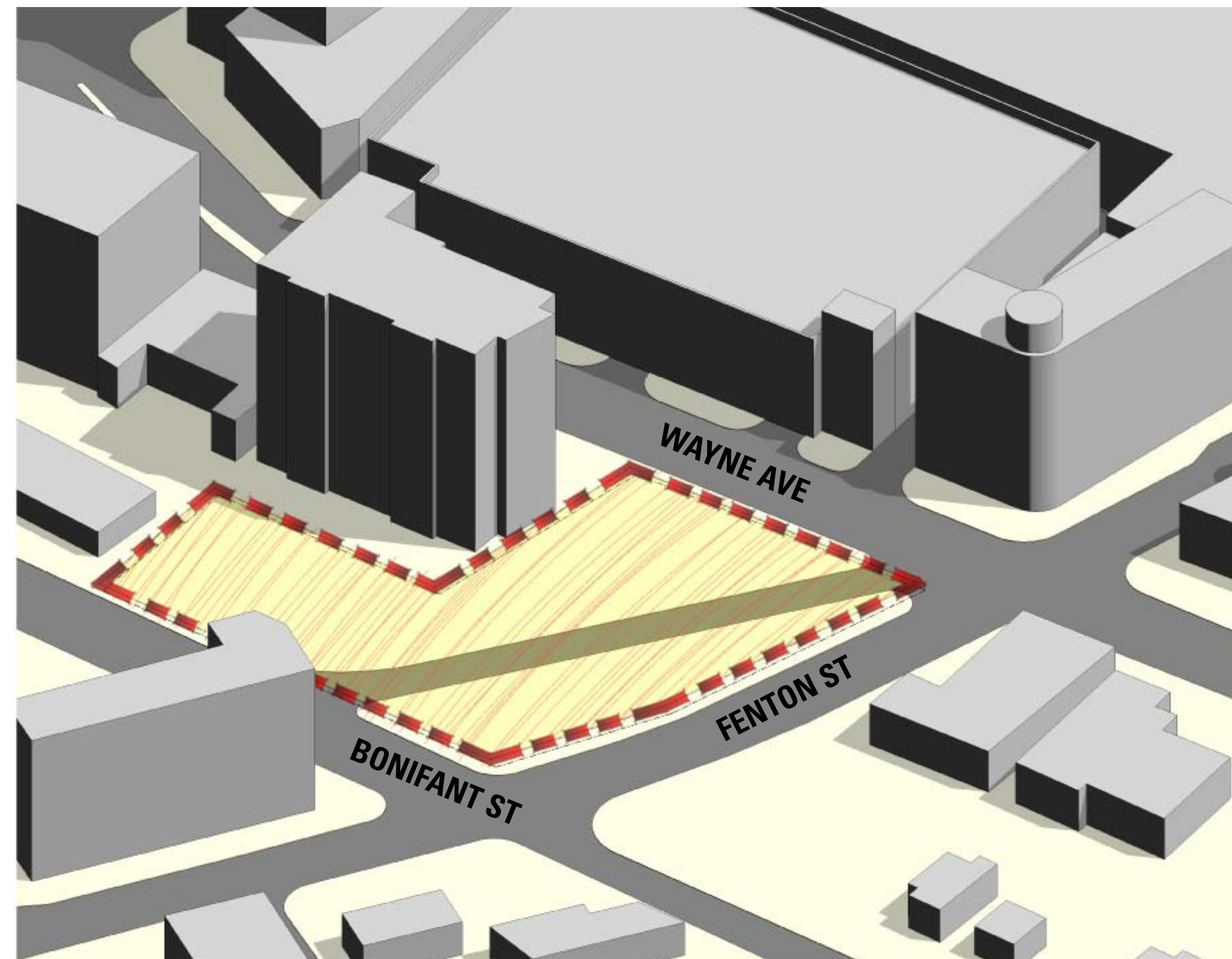
- » Existing library to be relocated
- » Proposed Purple Line may have a stop at the site
- » Ultimate development is envisioned as a mix of public and private uses





The Site

- » New site bounded by Fenton Street, Wayne Avenue, and Bonifant Street
- » Montgomery County has acquired all necessary property
- » Total area of development is approximately 62,000 net square feet





Site Photos - Fenton looking north



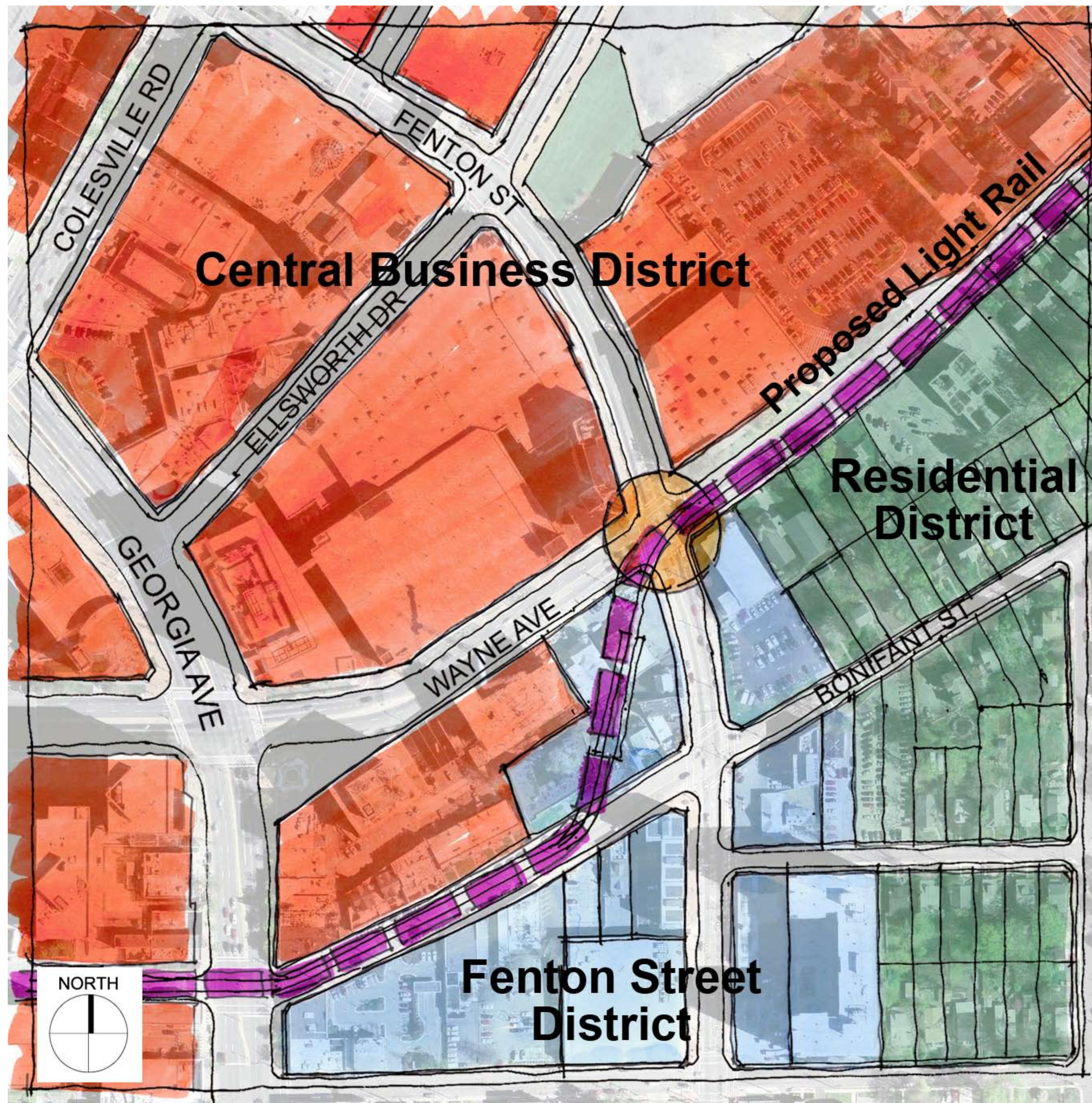
Site Photos - Fenton & Bonifant



Site Photos - Fenton & Wayne

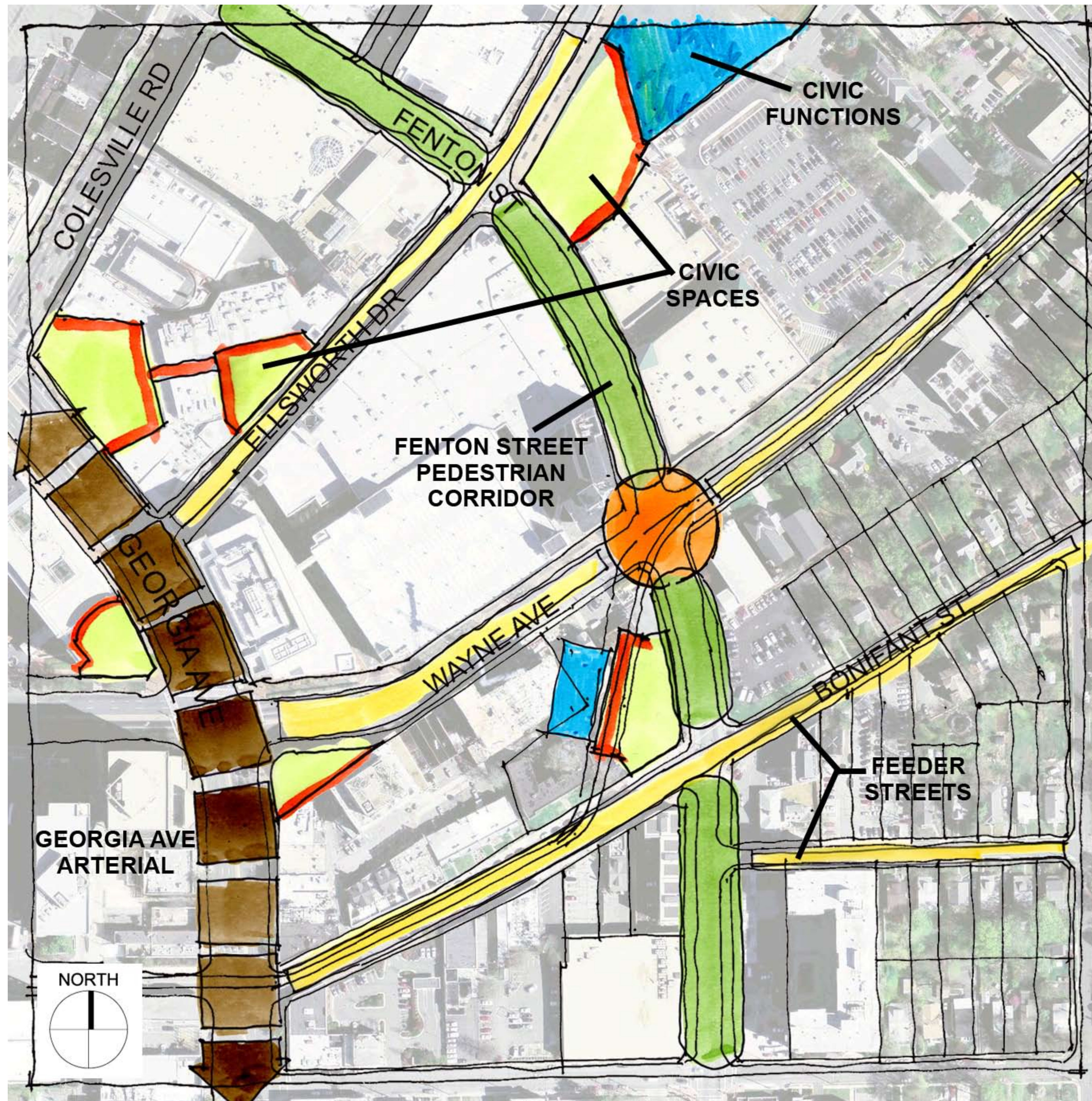


Site Photos - Bonifant looking west



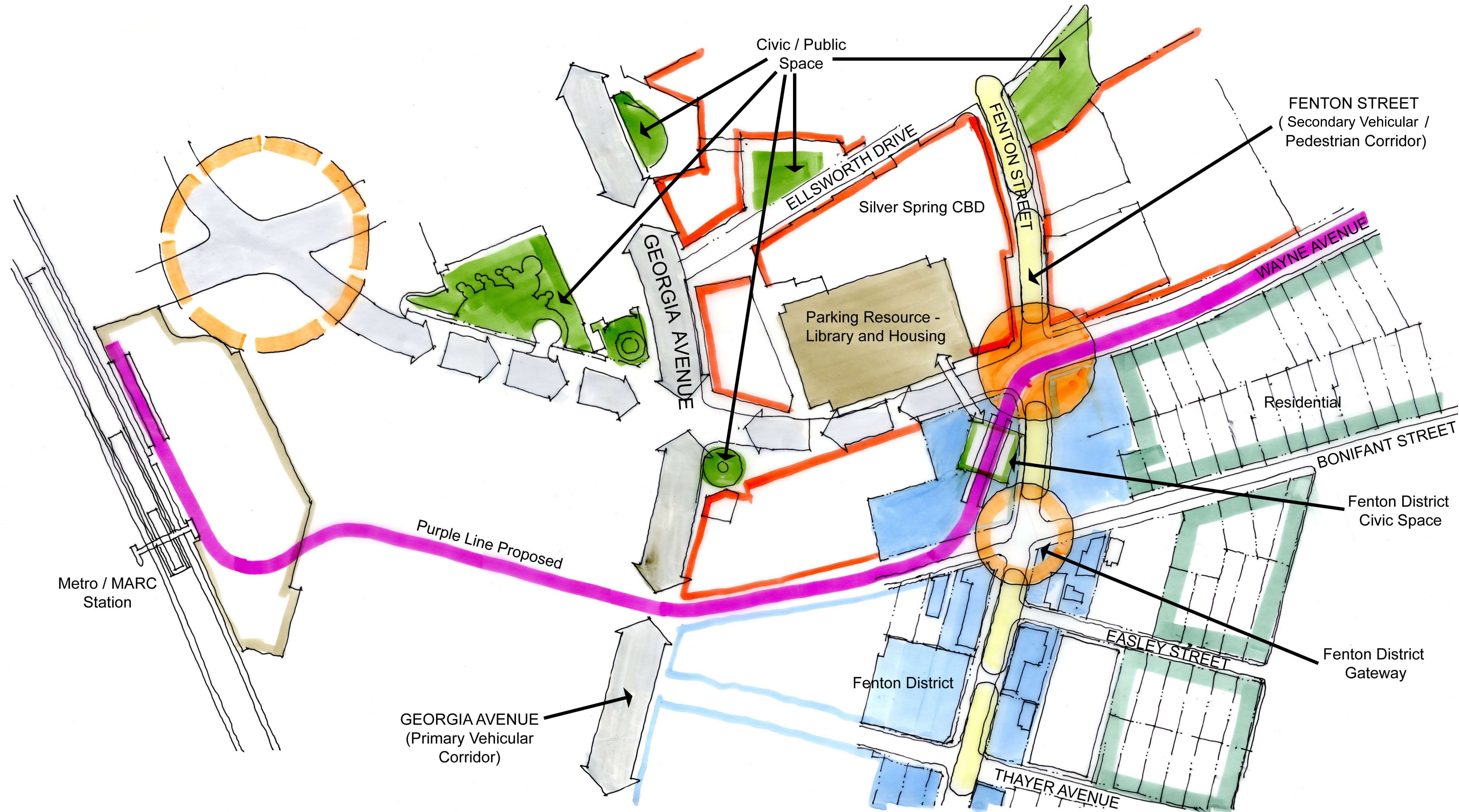
Land Use Context

- » A unique opportunity is created by three districts meeting at the corner of the library site
- » The location of the site makes it a transition point between the different districts uses and characters
- » Proposed light rail light alignment runs along district edges



Circulation and Open Space

- » Georgia Avenue will remain the main arterial route through Downtown Silver Spring
- » Fenton Street can become the parallel pedestrian corridor
- » Open spaces adjacent to civic spaces along Fenton Street create focal points





Maximum Gross Area

Gross Area Tabulation (approx)

62,000 SF	Total Tax Area
28,000 SF	Street & Alley Area
90,000 SF	Total Project Area
<hr/>	
x 3	CBD-1 with 30% Residential
270,000 SF	Total FAR Area (approx)



Program Components - Summary

» Library	52,000? approximate gross area
» Art center	20,000 approximate gross area
» Residential	270,000 (52,000 + 20,000) = 190,000 max
» Retail	Available ground floor
» Public open spaces	Min 12,500 SF

Summary of Comments from 1st Meeting

Programming

What uses compliment the proposed Library?

- » Copy shop, coffee shop, mailbox/mail facility, bike parking, satellite SBA office
- » Craft store/fabric store (related to Arts Center)
- » Roofscaping and active uses including parking and amenity space

Fenton Street District

A library on Fenton Street creates what opportunities?

- » Opportunity for public art
- » Streetscape vibrancy and safety
- » Support for diverse and independent merchants

Summary of Comments from 1st Meeting

Parking and Access

Who are the users of the building and how do they get there?

- » Provide an adequate amount of parking and convenient/safe parking for special needs populations
- » Address pedestrian safety at grade crossings (possible bridge)
- » Parking = Congestion, therefore promote alternate transportation modes

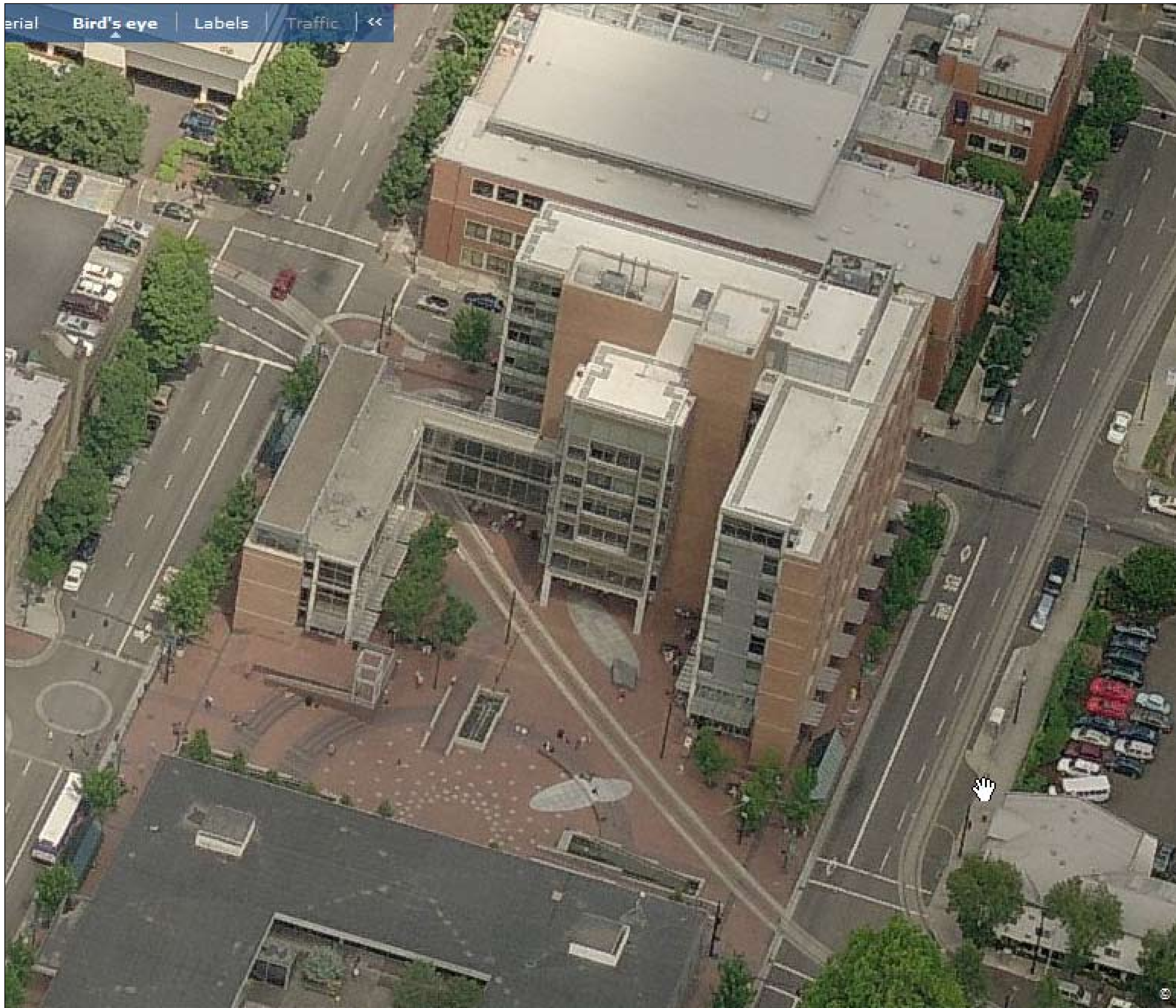
Transit

What opportunities come from locating the library on the purple line?

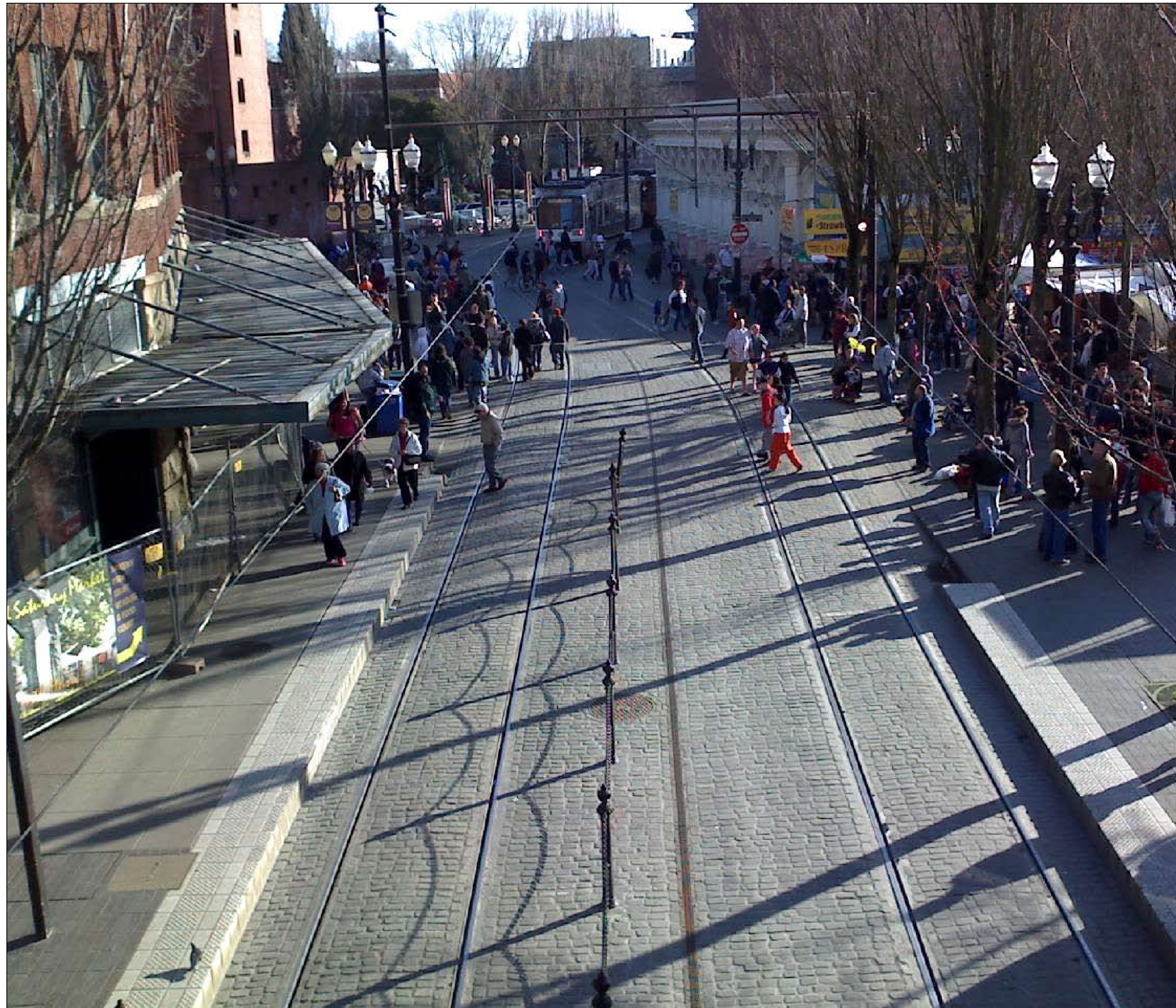
- » Safety issues - there are models that exist (San Francisco vs. Baltimore)
- » Proximity to regional transportation networks (rail, metro, bike)
- » Transit activates the public space
- » Rail station and the library can build off of each other in themes
“The book stops here.”

Summary of Comments from 2nd Meeting

- » Entrance oriented towards south is desirable
- » Quality library space is important
- » Program space vs Qualitative features:
 - Light
 - Complimentary uses
 - Spatial quality
- » Optimize Southeast exposure
- » Expand space between tracks and building face
- » Open space is desirable on Bonifant and Fenton
- » Consider main library building connected to library floor of residential building
- » Consider the role of the surrounding buildings in defining the plaza
- » Allow later phase of residential development to evolve. Options 1 and 2 are similar in terms of library and public space
- » Consider southward orientation of library as “gateway” to Fenton Village
- » Connecting bridge to parking garage vs library at Fenton and Bonifant



Light Rail Precedants



Light Rail Precedants

Evaluation Criteria

Schedule & Process

- » Regulatory approvals
 - Mandatory Referral - for stand alone library
 - 2-3 months after submittal
 - Optional Method - for integrated design
 - 12 months after submittal
- » Construction
 - Schedule implications for freestanding or integrated construction

Cost & Constructability

- » Higher costs must be weighed against benefits

Site Response

- » Open space
 - Green space, amenity space
- » FAR
 - Optimized density represents value for citizens
- » Urban response
 - Support of Fenton Street District Plan objectives
 - Quality of urban space and design
- » Activity around purple line

Evaluation Criteria

Individual Components - Library.Arts.Residential.Retail.Parking.Amenities.

Program Response

» Public Access

Identity and ease of access for all users

» Functionality

Effectiveness of layout and program distribution

» Service Access

Supplies, waste, event support

» Architectural Expression

Appropriate for public building

Other Criteria